



# County of Fairfax, Virginia

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November 25, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

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**Ellen J. "Nell" Hurley**  
*Braddock District*

**John Ulfelder**  
*Dranesville District*

**James Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Kenneth A. Lawrence**  
*Providence District*

**John L. Litzenberger**  
*Sully District*

**Janyce N. Hedetniemi**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Lynne Strobel  
Walsh, Colucci, Lubeley & Walsh, PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

**Re: FDP 2011-PR-011-03 – CITYLINE PARTNERS, LLC  
Providence District**

Dear Ms. Strobel:

At its November 19, 2015, meeting, the Planning Commission voted 9-0 (Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting) to **APPROVE** the above referenced application to the Board of Supervisors, subject to the development conditions dated November 17, 2015, a copy of which is attached.

Enclosed for your records is a copy of the verbatim of the Commission's action on this matter. Should you have any questions or require any additional information, please do not hesitate to contact me.


Sincerely,



John W. Cooper, Clerk to the  
Fairfax County Planning Commission

**Attachments (a/s)**

cc: Linda Smyth, Supervisor, Providence District  
Kenneth Lawrence, Planning Commissioner, Providence District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Suzanne Wright, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
November 19, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

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**Fairfax County Planning Commission**  
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035  
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)  
[www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning)



**DEVELOPMENT CONDITIONS**

**November 17, 2015**

**FDP 2011-PR-011-3**

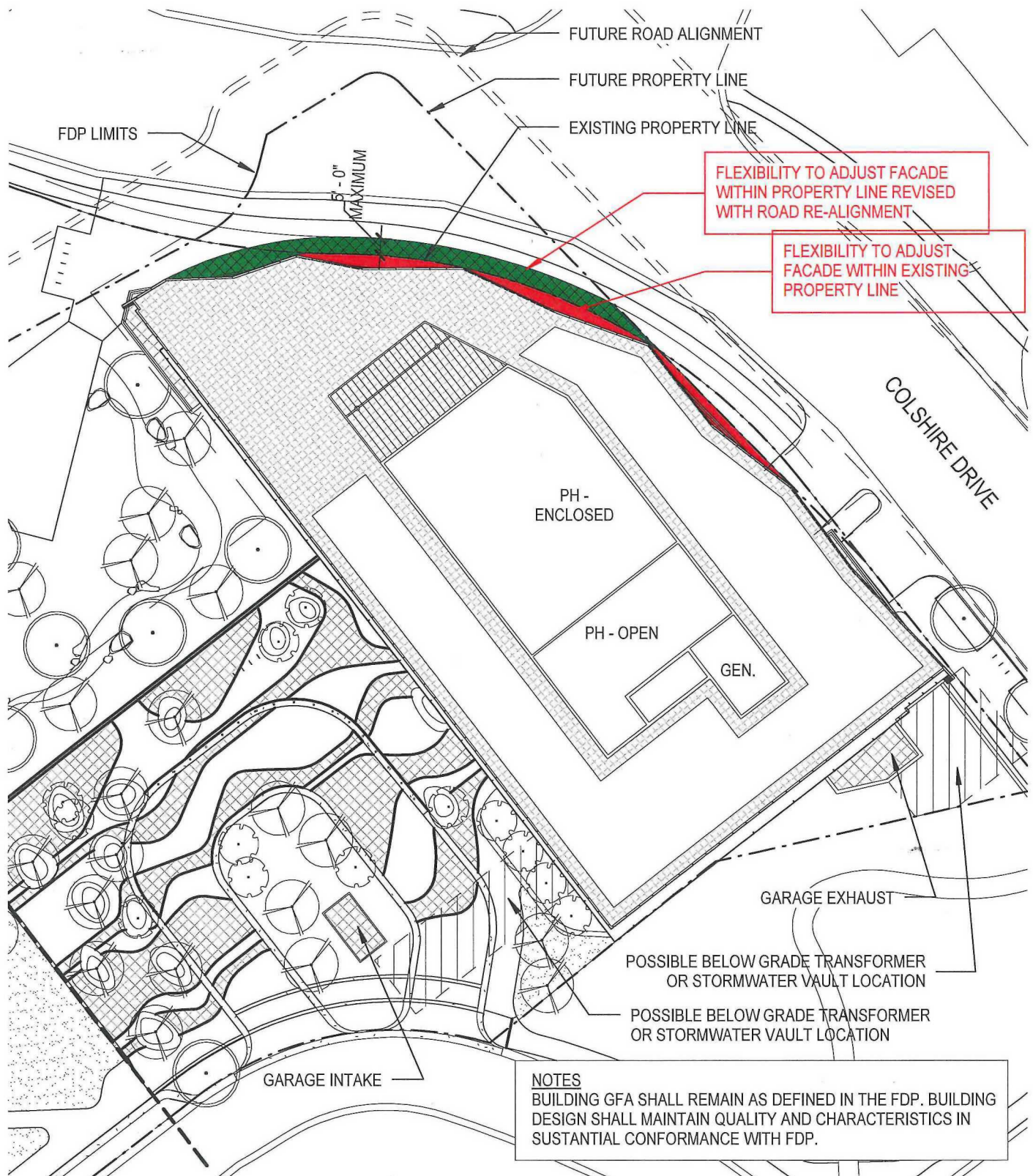
If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-011-3 to allow an office building with retail as portion of a mixed used development associated with RZ 2011-PR-011 located on Tax Map 30-3 ((28)) C1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments approved with RZ 2011-PR-011.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "Taylor Building C," prepared by VIKA Virginia LLC. And Smithgroup JJR, and dated April 30, 2015 as revised through October 14, 2015, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Should the ultimate design of the Corner Park located at Colshire Meadow Drive and Colshire Drive as shown on Sheets A-7A and L-04A of the FDP not be included as part of the site plan, it shall be demonstrated to the satisfaction of DPWES that the Corner Park is included as part of the Public Improvement Plan for the straightening of Colshire Drive and will be constructed with those road improvements.
3. Parking for the office use, as shown on the FDP, shall be subject to a parking management plan administered by the building owner. The parking management plan shall ensure that parking spaces provided in excess of maximum allowable requirements, and used on an interim basis by the tenants of Taylor Office Building C, shall be utilized by tenants in Taylor Office Building B, when constructed.
4. It shall be demonstrated at site plan review that the SU-30 and the WB-50 vehicles shall back in and pull out entirely within the roadway and shall not overrun any curbs or sidewalks.
5. During site plan review, an alternative design of the curbs on the upper plaza shall be demonstrated to determine if mountable curbs can be provided in lieu of the curbs and bollards currently shown. Such changes will not require an interpretation or FDPA.
6. As depicted on Exhibit 1 attached, if this building is constructed after Colshire Drive is straightened, the glass portion of the building tower may be expanded, no further than 5 feet from the existing property line, to provide a larger space between the stairway corridor and the external wall of the building. If the building is constructed prior to the Colshire Drive realignment, the glass portion of the building tower may be expanded to the existing property line. In either scenario, this expansion may only occur so long

as the ground level dimensions, features and corner park remain in substantial conformance with the depiction on L-04A. Such changes will not require an interpretation or FDPA. In addition, the façade of the tower shall maintain the angled character that is depicted on the FDP.

## FDP EXTERIOR LIMITS SKETCH

11/09/2015





Planning Commission Meeting  
November 19, 2015  
Verbatim Excerpt

FDP 2011-PR-011-03 – CITYLINE PARTNERS, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. There's a comment I'd like to make. Many people for many years labor over the Tysons Comprehensive Plan. That plan provided a framework for this applicant to create the design they have created for Scott's Run. The plan, you may recall, received its own APA award. And here we have an award-winning design executed against the specifications of this plan. This is what Tysons should be all about. This is the kind of thing we want to create for this County to have jewels in the crown of Tysons. Therefore, Mr. Chairman, with pleasure I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-011-03, SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 17<sup>TH</sup>, 2015.

Commissioners Flanagan, Hedetniemi, and Ulfelder: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Flanagan. Is there a – and Mr. Ulfelder – is there a discussion of the motion? All those in favor of the motion to approve FDP 2011-PR-011-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I'd like to thank Suzanne Wright, who has been the horse that carried this thing all the way through. Thank you very much.

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(The motion carried by a vote of 9-0. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting.)

JLC